

AGENDA
ZONING REVIEW BOARD
THURSDAY, APRIL 8, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR
MARKED AGENDA

NEW CASES:

Z-04-16/Z-02-34/Z-02-41 – An Ordinance to amend Ordinance Z-02-34, adopted by City Council October 21, 2002 and approved by the Mayor October 28, 2002 rezoning from the R-4 (Single-Family Residential) and I-1 (Light Industrial) Districts to the PD-MU (Planned Development-Mixed Use) District, property located at **Redwine Road, S.W.** and Ordinance Z-02-41, adopted by City Council October 21, 2002 and approved by the Mayor October 28, 2002, rezoning from AG-1 (Agricultural District) (Fulton County Zoning Classification) to PD-MU (Planned Development-Mixed Use) District, property located in unincorporated Fulton County North of Camp Creek Parkway, S.W. in Land Lot 1 of the 14FF District (Property subsequently annexed into the City of Atlanta) for the purpose of approving an amended site plan.

OWNER: PRINCETON LAKES, LLC AND PRINCETON LAKES PARTNERS, LLC

APPLICANT: NORTH AMERICAN PROPERTIES ATLANTA, LTD. AND THE
WORTHING COMPANIES

BY: LARRY DINGLE AND STEVE ROTHMAN, ATTORNEYS

NPU-P **No Planner's Report** COUNCIL DISTRICT 11

STAFF RECOMMENDATION: 30-Day Deferral

ZRB RECOMMENDATION: Deferred to May '04

Z-04-17 – An Ordinance to rezone from the R-4A (Single-Family Residential) District to the MR-3 (Multi-Family Residential, Sub District 3) District, property located at **1245-1249-1257-1263 Arkwright Place, S.E.**, property fronts as follows:

Tract 1 – 1245-1249 Arkwright Place, N.E., fronts 101.99 feet on the southside of Arkwright Place beginning at the southwest corner of Vannoy Street. Depth: 176.20 feet; Area: Approximately 17,970 square feet;

Tract 2 – 1257-1263 Arkwright Place, S.E. fronts 126.48 feet on the south side of Arkwright Place beginning at the southeast corner of Vannoy Street. Depth: 196.98 feet; Area: 24,541 square feet; Land Lot 208, 15th District, DeKalb County, Georgia.

OWNER: TERRI CADE-HILL

APPLICANT: STEPHEN M. DENTON

NPU-O **Has not taken a position** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: Denial

ZRB RECOMMENDATION: Deferred to June '04

Z-04-15 – An Ordinance to rezone from the I-2 (Heavy Industrial) District to LW (Live Work) District, property located at **585-597-599 Wells Street, S.W.**, fronting 233.22 feet on the northwesterly side of Wells Street beginning approximately 170 feet northeasterly from the northeast corner of Northside Drive. Depth: Varies; Area: Approximately 2.26 acres; Land Lot 85, 14th District, Fulton County, Georgia.

OWNER: MARK CHRISTMAN/SOUTHERN MILLS, INC.

APPLICANT: GELLERSTEDT DEVELOPMENT, LLC

NPU-V **Approval** COUNCIL DISTRICT 4

STAFF RECOMMENDATION: Approval

ZRB RECOMMENDATION: Approval

Z-04-13/Z-98-58 – An Ordinance to amend Ordinance Z-98-58, adopted by City Council November 16, 1998 and approved by Operation of Law November 24, 1998, rezoning from the R-3 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **Phipps Boulevard, N.E.**, fronting 597.33 feet on the northerly side of Phipps Boulevard, beginning at the northwest corner of Wieuca Road for the purpose of approving a change of conditions (said change of conditions relates to property now known as **45 Confier Park Lane, N.E.**)

OWNER: HEDGEWOOD PROPERTIES

APPLICANT: STEVEN D. GRAFF

NPU-B **Deferral** COUNCIL DISTRICT 7

STAFF RECOMMENDATION: 60-Day Deferral

ZRB RECOMMENDATION: Deferred to June '04

Z-04-09 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta by creating a New Chapter entitled Chapter 18T. SPI 20 Greenbriar District regulations and to amend the Official Zoning Map by supplanting existing zoning districts RG-4, RG-3-C, RG-2, C-1, C-1-C, C-2, C-2-C, R-3, R-4, R-LC and RLC-C with said SPI-20 District; and to amend Chapter 28A.010 by adding a new Subsection (45) SPI-20 Greenbriar Town Center District; and for other purposes.

NPU-P, R **Approval** COUNCIL DISTRICT 11

BY: COUNCILMEMBER JIM MADDOX

STAFF RECOMMENDATION: Approval

ZRB RECOMMENDATION: Approval of Substitute

Z-04-12 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta by creating a new chapter entitled Chapter 18U. SPI-21 **Historic West End District** Regulations and to amend the Official Zoning Map by supplanting existing zoning Districts R-5, RG-3, C-1, C-1-C, C-3, R-LC, I-1, I-2, and O-I with said SPI-21 District; and to amend Chapter 28A.010 by adding a new Subsection (46) SPI-21 Historic West End District; and for other purposes.

NPU-V, T **No Planners Report** COUNCIL DISTRICT 4

BY: COUNCILMEMBER CLETA WINSLOW

STAFF RECOMMENDATION: 60-Day Deferral

ZRB RECOMMENDATION: Deferred to June '04

Z-04-11 – An Ordinance to delete Chapter 7 of Part 16 of the Land Development Code which is the R-5 (Two-Family Residential) District regulations; and for other purposes.

BY: COUNCILMEMBER IVORY LEE YOUNG, JR.

STAFF RECOMMENDATION: 60-Day Deferral

ZRB RECOMMENDATION: Deferred to June '04

DEFERRED CASES:

Z-03-55 – An Ordinance to rezone from the R-4 (Single-Family Residential) District and the R-LC-C (Residential-Limited Commercial-Conditional) District to the PD-H (Planned Development-Housing) District, property located at **337-341 Valley Brook Drive, N.E. and the rear of 300 West Wieuca Road, N.E.**, fronting 193.19 feet on the southwesterly side of Valley Brook Drive beginning 163 feet south from the southwest corner of Meadowbrook Drive. Depth: Varies; Area: 4.310 acres; Land Lot 65, 17th District, Fulton County, Georgia.

OWNER: A.G. DANIEL & ASSOCIATES, INC. ET AL

APPLICANT: CRABAPPLE DEVELOPMENT, INC.

BY: GEORGE E. HARVEY, III, ATTORNEY

NPU-B **No Planner's Report** COUNCIL DISTRICT 7

STAFF RECOMMENDATION: Approval with conditions

ZRB RECOMMENDATION: Approval with conditions

Z-03-74 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **1365-1367-1373-1379-1387 Memorial Drive, S.E. and 233 Memorial Terrace, S.E.**, fronting 193.40 feet on the south side of Memorial Drive beginning at the southwest corner of Memorial Terrace. Depth: Varies; Area: 1.166 acres; Land Lot 177, 15th District, DeKalb County, Georgia.

OWNER: SPRINGDALE CAPITAL, LLC

APPLICANT: JAMES R. BAILEY

NPU-O **No Recommendation filed** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: Approval

ZRB RECOMMENDATION: Deferred to June '04

Z-03-84 – An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the C-1 (Community Business) District, property located at **846-850-854 Hank Aaron Drive, S.E./21 Ormond Street, S.E.**, fronting 143.58 feet on the east side of Hank Aaron Drive beginning at the southeast corner of Ormond Street. Depth: 200 feet; Area: 28,688 square feet; Land Lot 54, 14th District, Fulton County, Georgia.

OWNER: HOA T. LE

APPLICANT: RICK S. SEXTON

NPU-V **No vote taken** COUNCIL DISTRICT 1

STAFF RECOMMENDATION: Denial

ZRB RECOMMENDATION: Deferred to July